IN RE: PETITION FOR ZONING VARIANCE S/S Tree Farm Court, 1,226 NW of Deer Bit Lane (17 Tree Farm Court) 11th Election District 6th Councilmanic District

Thomas J. Lynch, et ux

Petitioners

* DEPUTY ZONING COMMISSIONER

* BEFORE THE

* OF BALTIMORE COUNTY

* Case No. 88-373-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit the height of a proposed accessory structure/building (two-story garage with basement) to be 23 feet in lieu of the maximum permitted height of 15 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioners by Thomas Lynch, appeared and testified. Also appearing on behalf of the Petition was Robert T. Hofmann, an Architect. The following persons appeared and testified as Protestants: George W. and Karen Rupprecht, Kathy Power, Arlese Ohara, and Carolyn G. Tunney.

Testimony indicated that the subject property, known as 17 Tree Farm Court, consists of just under 2 acres, is zoned R.C. 4, and is currently improved with a two-story dwelling with an attached three-car garage. Mr. Lynch testified that he proposes to build an accessory structure to be used as a garage for the storage of antique cars he collects as hobby and currently stores offsite. Mr. Lynch testified that while the structure could be built in strict compliance with the zoning regulations and meet his needs, the resulting design would not be in keeping with the character and architecture of his existing home and the surrounding neighborhood. He testified that the exterior brick and siding of the proposed new structure would match his existing residence. He testified he could not move the garage further away from the neighboring dwellings as they

they would like due to the topography of his property and the location of the septic system.

Robert T. Hofmann, an architect with Robert T. Hofmann and Associates, Inc., testified that the height variance requested was necessary to construct a structure in conformance with the existing dwelling and for residential character.

The Protestants testified they were opposed to the proposed accessory structure due to its size. They further expressed concern of the use of the building in the future for residential purposes or other similarly massive buildings being constructed in their neighborhood.

At the close of the hearing, all parties agreed they would like the opportunity to meet and discuss the subject request to see if an agreement could be reached. The Protestants were not in favor of having the requested variance denied and the Petitioners constructing a building ,which would meet the requirements but would be architecturally more of an Keyesore in the community than the structure the Petitioners proposed. By Wletter dated March 30, 1988 from George Rupprecht to the Deputy Zoning Commissioner, the Protestants advised that they would agree to Mr. Lynch's proposed plans provided that prior to construction, the property is professionally landscaped with a sufficient number of white pine trees at least 13 feet tall to provide screening of the proposed structure from the adjacent property owner.

The Petitioners seek relief from Section 400.3, pursuant to Section 307 of the Baltimore County Zoning Regulations (B.C.Z.R.).

> Section 400.3 of the B.C.Z.R. states that the height of an accessory building shall not exceed 15 feet. Although the size and dimensions of the proposed building are quite large, 40' x 28', it meets the require-

ments of Section 400.1; to wit, the proposed building is located in the rear yard, does not occupy more than 40% of the rear yard, and is more than 2 1/2 feet from any side or rear lot lines.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973).

The Petitioner's testimony was that the height variance was principally for aesthetic purposes to insure conformance with his existing home and the neighborhood and that practical difficulty or hardship would be suffered by he and the surrounding community if the variance was not

In order to insure that the building remains an accessory structure and/or accessory use as defined in Section 100, the proposed building shall be either one story with a basement, or two story with no basement. There was no testimony as to the need for the additional space other than for storage of Petitioner's antique vehicles which he collects as a hob-Said vehicles cannot be stored in the basement or on the second lev-Kel. In the opinion of the Deputy Zoning Commissioner, a two-story building with a basement level used as a garage is not customarily incidental to and/or on the same lot as a dwelling which already has a three-car garage attached.

It is clear from the testimony that if the variance was granted as hereinafter restricted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty would result if the variance was

not granted. It has been established that the requirement from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6 day of June, 1988 that the Petition for Zoning Variance to permit the height of a proposed accessory structure/building to be 23 feet in lieu of the maximum permitted height of 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, the Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

2) The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit or apartment. There shall be no living or sleeping quarters and no kitchen and/or bathroom facilities.

3) frior to the issuance of any building permits, the Petitioner shall submit to the Office of Current Planning a landscaping proposal for screening the proposed accessory structure with white pines at least 15 feet tall and of a quantity deemed appropriate to वर्षक्याately screen the structure from the adjoining property cener's land. The landscaping shall be completed prior to the issuance of any permits unless it is determined by the Office of Current Planning that

landscaping the property prior to construction of the proposed accessory structure would be detrimental to the life of the plants. If such is the case, the landscaping shall be completed in the time guidelines as directed by the Office of Current Planning.

4) The Petitioner shall submit a copy of the landscaping proposal to all Protestants prior to submittal for final approval to the Office of Current Planning.

5) The Petitioner shall not tear down the existing woods in the rear of the property.

6) The Petitioner shall not use the proposed structure for the operation of any business or commercial venture of any nature, including, but not limited to, the sale of antique cars or the storage of any busiress supplies, equipment, etc.

7) The proposed structure shall either be a one story building with basement or a two story structure with no basement.

8) The accessory building shall be constructed with brick and/or siding that matches the existing dwelling on the property.

9) The proposed structure shall be used for private residential purposes by the Petitioners and their family only.

10) The Petitioner shall file a deed incorporating the terms of this Order and/or any other appropriate documentation in the Land Records of Baltimore County within forty-five (45) days of the date of this Order and provide proof of completion of same within fifty (50) days of the date of this Order.

- 5-

- MN-stemowicz ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines

Mr. & Mrs. Tom J. Lynch, Sr. 828 Providence Road Towson, Maryland 21204

RE: PETITION FOR ZONING VARIANCE S/S Tree Farm Court, 1226' NW of Deer Bit Lane 11th Election District; 6th Councilmanic District Case No. 88-373-A

Dear Mr. & Mrs. Lynch:

Enclosed please find the decision rendered on the above-referenced case. The Petition for Zoning Variance has been granted subject to the restrictions noted in the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 494-3391.

> Very truly yours, (MNistra, a) ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

Dennis F. Rasmussen

AMN:bjs Enclosure

cc: Mr. & Mrs. George W. Rupprecht 21 Tree Farm Court, Glen Arm, Md. 21057 Ms. Kathy Power

16 Tree Farm Court, Glen Arm, Md. 21057 Ms. Arlese Ohara 19 Tree Farm Court, Glen Arm, Md. 21057

Ms. Carolyn Tunney 24 Tree Farm Court, Glen Arm, Md. 21057

People's Counsel/File

RE: PETITION FOR VARIANCE S/S Tree Farm Ct., 1266' NW Deer Bit La. (17 Tree Farm Ct.): 11th District

: BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

TOM J. LYNCH, SR., et ux, Petitioners

> ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 223, Court House Towson, Maryland 21204 494-2188

I HEREBY CERTIFY that on this 19th day of April, 1988, a copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Tom J. Lynch, Sr., 828 Providence Rd., Towson, MD 21204; and Mr. Nicholas B. Commodari, 3607 Bonview Ave., Baltimore, MD 21213, who requested notification.

TO THE LONING COMMISSIONER OF BALTIMORE COUNTY

The undersigned, legal owner(s) of the property situate in Baltimore County an hearthest in the description and plat attached hereto and made a part hereof, hereby personal contents of the property of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in Baltimore County and hereby personal contents of the property situate in the description and plat attached hereby personal contents of the property situate in the property situate	d which is
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in am accessory structure.	

of the Zonard Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the fairwing reasons: (indicate hardship or practical difficulty) In criter to satisfy the zoning regulations in relation to location of accessory structures the proposed structure will be situated to the rear of the existing dwelling and at the terminus of the existing driveway. The petitioner proposes to store his antique cars in the basement and first floor and use the second floor for storage, therefore the variance is requested for other reasons to be discussed at the scheduled hearing.

Procerty is to be posted and advertised as prescribed by Zoning Regulations.

Let we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this perform and further agree to and are to be bound by the zoning regulations and restrictions of Examere County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm under the penalties of perjury, that I we are the legal owner(s) of the property
which is the subject of this Petition.

NE 157

Contract Purchaser:	Legal Owner(s):	
(Type or Print Name)	Tom I. Lynch Sr. (Type or Print Name)	
Signature	Signature	
Address	Barbara T. Lynch (Type or Print Name)	E. D
City and State	Signature S. Jynus	97AG
Attorney for Petitioner:		200
(Type or Print Name)	828 Providence Road 823-839 Address Phone No.	I
Signature	Towson, MD 21204 City and State	
Address	Name, address and phone number of legal owner, of tract purchaser or representative to be contacted	con-
City and State	Nicholas B. Commodari Name	

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day included, 1988, that the subject matter of this potition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the _____ day of _____, 19.85, at _____ o'clock

Attorney's Telephone No.:

Zoning Commissioner of Baltimore County.

3607 Bonview Avenue 21213 825-8400

Located on the south side of Tree Farm Court approximately 1266 ft. northwest of the centerline of Deer Bit Lane and known as Lot No. 11 as shown on plat of Lakeside, which is recorded in land records of Baltimore County in liber 38 folio 57 also known as No. 17 Tree Farm Court.

88-373-H CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Petitioner: Therees J. Lynch, Sr. et ul

Location of property: 5/5 Troo Form CT. 1766' HU Day Bil Long 17 Troo Form CT Location of Signs Loc Sign of Port 10 fr. 180 dway of Tres form Ct, +
Proporty sign 185 Steam proporty of Politicans Number of Signes _ THE THE MENT OF THE PARTY OF TH "DUPLICATE" CERTIFICATE OF PUBLICATION Inc Zoning Commissioner of Bal-timore County, by authority of the Zoning Act and Regulations of Balti-more County, will hold a public hearing on the property identified herein in Room 106 of the County Office Buil.ling, located at 111 W. Chesapeake Avenue in Towson. TOWSON, MD., Feb. 18, 1983 THIS IS TO CERTIFY, that the annexed advertisement was laryland as follows:
Case number: 88-373-A
Petition for Zoning Variance
S.5 Tree Farm Court, 1266' N published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Feb. 18, 1988 6th Councilmanic District etitioners: Thomas J. Lynch St., et ux Hearing Scheduled: Friday March 11, 1988 at 11:00 a.ms Variance to permi: a height of 23' in lieu of the allowed 15' for ar accessory structure.

(FOR SNOW DATE, CALL 494-3391)
In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The 2000 of the period of t THE JEFFERSONIAN, Gusan Senders Obrest must be in writing and received in this office by the date of the hearing set above or presented at the hear-J. ROBERT HAINES *3a.18

MOTICE OF MEANING
The Zoning Commissioner of Ballmore County, by authority distribution of Ballmore County will hold a public hearing on the property identified harein or Room 106 of the County Office Building, located at 111 W. Chesepate Avenue is Toward. Maryland as follows:

Petition for Zoning Verisince
Case number: 88-37-A
S/S Tree Farm Court
1200' NW Dear Bit Lane
(17 Tree Farm Court)
11th Election Dierict
6th Councilments Dierict
6th Councilments Dierict
Thomas J. Lynch, Sr. at II **PATUXENT** 10750 Little Patuxent Pkwy. Columbia, MD 21044 February 22, 1988 Own. Counciments: Cleariot
Petitioners:
Thomas J. Lyrich, Sr., et us:
HEARING SCHEDULED
FRIDAY
MARCH 11, 1988
AT 11:00 A.M.
Variance to permit a height of
25' in lieu of the allowed 15' for an
accessory shuckure.

For Snow Date, Call 404-3301).
In the event that this, Petition is
granted, a building permit may be
issued within the thirty (30) day
appeal period. The Zoning Commissioner will, however, entertain
any request for a stay of the isaumos of said permit during this
period for good cause shown. Such
request must be in writing and received in this office by the date of
the hearing ast above or presented
at the hearing.

J. Richert Haines
Zoning Commissioner
of Baltimore County
704-Tows/Feb. 18 THIS IS TO CERTIFY, that the annexed advertisement of Notice Of Hearing was inserted in the following: ☐ Catonsville Times
☐ Arbutus Times
☐ Reporter Weekly ☐ Booster Weekly
☐ Owings Mills Flier
☑ Towson Flier \$21.09 weekly newspapers published in Baltimore County, Maryland once a week for <u>one</u> successive weeks before the <u>20th</u> day of <u>February</u> 19.88 that is to say, the same was inserted in the issues of February 18, 1988 PATUXENT PUBLISHING COMPANY
By LILLY C. LIVY

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204 Your petition has been received and accepted for filing this ____day of _____, 1988. Petitioner Tom J. Lynch, Sr., et ux Petitioner's James E. Dyer
Chairman, Zoning Plans
Advisory Committee BALTIMORE COUNTY, MARYLAND
OFFICE OF FINE REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

> BALTIMORE COUNTY, MARYLAND
> OFFICE OF FINANCE - REVENUE DIVISION
> MISCELLANEOUS CASH RECEIPT No. 50270 _ACCOUNT_R-01-615-000 Referent Hofman (Jaser.) AMOUNT \$ 83.27 PROMITED FORMS D. JUICH SA 8 041 *** ** 6327: a 5118F SR-373-A VALIDATION OR SIGNATURE OF CASHIER

Baltimore County Zoning Commissioner Office of Planning & Zoning Towers, Maryland 21204 J. Robert Haines

Mr. & Mrs. Tom J. Lynch, Sr. 828 Providence Road Towson, Maryland 21204

Dennis F. Rasmussen County Executive

Re: Petition for Zoning Variance Case number: 83-373-A S/S Tree Farm Court, 1266' NW Deer Bit Lane (17 Tree Farm Court) 11th Election District - 6th Councilmanic District Petitioners: Thomas J. Lynch, Sr., et ux HEARING SCHEDULED: FRIDAY, MARCH 11, 1988 at 11:00 a.m.

Dear Mr. & Mrs. Lynch:

Please be advised that $\sqrt[3]{3}$ is due for advertising and posting of the above-referenced property. All advertising and posting fees must be paid prior to the hearing. Do not remove the sign(s) from the property from the time it posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN AND POST RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and forward to the Zoning Office, County Office Building, Room 113, Towson, Maryland 21204.

Very truly yours,

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204 494-3353

NOTICE OF HEARING



The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance Case number: 83-373-A S/S Tree Farm Court, 1266 NW Deer Bit Lane (17 Tree Farm Court) 11th Election District - 6th Councilmanic District Petitioners: Thomas J. Lynch, Sr., et ux HEARING SCHEDULED: FRILAY, HARCH 11, 1988 at 11:00 a.m.

Variance to permit a height of 23' in lieu of the allowed 15' for an accessory structure.

(FOR SNOW DATE, CALL 494-3391)

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

I. ROBERT HAINES Zoning Commissioner of Baltimore County

Nicholas B. Commodari

File

cc: Mr. & Mrs. Lynch

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE February 25, 1988

COUNTY OFFICE BLDG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Mr. Tom J. Lynch, Sr. 828 Providence Road Towson, Maryland 21204

RE: Item No. 222 - Case No. 88-373-A

Department of

State Roads Commission Fire Prevention Health Department

Project Planning Building Department Board of Education Zoning Administration Industrial

Petitioner: Tom J. Lynch, Sr., et ux Petition for Zoning Variance Dear Mr. Lynch:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above-referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

anes E. Dyer/Kars JAMES E. DYER Chairman Zoning Plans Advisory Committee

JED:kkb

Enclosures

cc: Nicholas B. Commodari 3607 Bonview Avenue Baltimore, Maryland 21213

Baltimore County Department of Public Works Bureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204

Towson, Maryland 21204

FOR FILLING FEE FOR VARIANCE ITEM 222

.8 8665*****35001a 210aF

VALIDATION OR SIGNATURE OF CASHIER

Mr. J. Robert Haines Zoning Commissioner County Office Building

January 7, 1988

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comment for items number 217, 218, 219, 220, 221, 222, and 223.

Very truly yours,

Michael S. Flanigan

Traffic Engineer Associate II

Baltimore County Fire Department Towson, Maryland 21204-2586 Paul H. Reincke January 11, 1988 J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204 Re: Property Owner: Thomas J. Lynch, Sr., et ux Location: S/S Tree Farm Ct., 1266' NW Deer Bit La. Item No.: 222 Zoning Agenda: Meeting of 12/22/87 Gentlemen: Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property. () 1. Fire hydrants for the referenced property are required and shall be located at intervals or ____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. () 2. A second means of vehicle access is required for the site. () 3. The vehicle dead end condition shown at ____ EXCEEDS the maximum allowed by the Fire Department. () 4. The site shall be made to comply with all applicable parts of the lire Prevention Code prior to occupancy or beginning of operation. (x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Pro-tection Association Standard No. 101 "Life Safe+y Code," 1976 edition prior to occupancy. () 6. Site plans are approved, as drawn. () 7. The Fire Prevention Bureau has no comments at this time. ## Fire Prevention Bureau PETITIONER(S) SIGN-IN SHEET THOMAS HYNCH #17 TREE FARM CT ROBERT T. HOMMANN 650! YORK KD. 21212 Rubert 7. Hoffmen Asserile Archecking.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE Mr. J. Robert Haines TO Zoning Commissioner February 22, 1988 P. David Fields FROM Director of Planning and Zoning
Zoning Petition Nos. 88-372-A, 88-373-A
88-354-SPH, 88-374-A, 88-375-A, 88-393-XA,
SUBJECT 88-395-A, 88-358-A, 88-359-A, 88-360-A There are no comprehensive planning factors requiring comment on this cc: Ms. Shirley M. Hess, Legal Assistant, People's Counsel

March 30, 1988

Ms. Ann Nastarowicz
Deputy Zoning Commissioner
County Office Building 111 W. Chesapeake Room 109 Towson, MD 21204

RE: ZONING VARIANCE Case # 88-373-A

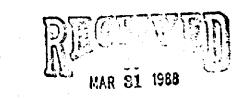
Dear Ms. Nastarowicz:

We agree to Mr. Lynch's proposed plans provided that before construction begins, he professionally landscapes with white pines of at least 15 feet in height of a sufficient number that would provide a screening along the Obara/Lynch property

Thank you very much. Sincerely,

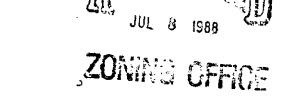
George W. Rupprecht Spokesman for: Karen Rupprecht Arlese Obara Kathy Powers Carolyn Turney

CC: Thomas Lynch



robert t. hofmann and associates, inc.

June 29, 1988



Ms. Ann M. Nastorowicz Deputy Zoning Commissioner Baltimore County Maryland Office of Planning and Zoning Towson, MD 21204

Re: Petition For Zoning Variance Case No. 88-373-A Mr. and Mrs. Thomas J. Lynch 17 Tree Farm Court

Dear Ms. Nastarowicz:

Mr. Lynch and I in consideration of all the comments generated at the hearing felt adjustments to the documents to generate a scheme which would be a "matter of right" should be developed. We have filed the adjusted documents and a permit has been issued and construction started.

Mr. Lynch and I want to thank you for your time and effort and make you aware of the project's conclusion, which will allow you to complete your responsibilities and close-out the case.

Robert T. Hofmann and Associates, Inc. by Robert T. Hofmann

cc Mr. and Mrs. Thomas J. Lynch

6501 york road baltimore, maryland 21212

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